



MILITARY TO GET NEW HOUSING

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AMBITIOUS PROJECT MEANS 2,000 NEW HOMES



COURTESY OF CLARK PINNACLE FAMILY COMMUNITIES

Drawings, above, show a typical street and a variety of designs in new military housing to be built at Ord Military Community and La Mesa Village.

By SYLVIA MOORE
samoore@montereyherald.com

For Elizabeth Granados, the wife of a Navy officer studying at the Naval Postgraduate School, taking care of the aging plumbing at the family's Fort Ord home sometimes feels like a full-time job. And because many houses on the former military base are so small, she says, military families moving in often have to put some of their belongings in storage.

But thanks to an ambitious housing project planned for the Ord Military Community on Fort Ord and La Mesa Village in Monterey,

future military households could move into larger and better-quality homes.

The development was announced last year, but details are only now being released to coincide with a signing ceremony to be held today at the Stilwell Community Center. The invitation-only ceremony will celebrate a partnership between the Army, Navy and a private entity called Clark Pinnacle Family Communities to build 2,023 homes and renovate 41. The project, still awaiting final congressional approval, is intended to serve the more than 4,000 service personnel and their families assigned to the Presidio of Monterey and the Navy school. Construction is expected to

begin next spring.

"The quality of our living will change dramatically," said Granados, who as an Ord Community vice mayor will represent the area at today's ceremony. "A lot of people feel they're in substandard housing."

The project is part of the Army's Residential Communities Initiative program, enacted by Congress in 1996 with the Military Housing Privatization Act, which allows the military to obtain private-sector capital and expertise to develop, manage and improve military family housing. The Fort Ord project is the Army's

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sixth in the program, and its first joint venture with the Navy.

Clark Pinnacle, which has invested \$420 million into the project, will over the next five months create a development and management plan to be submitted to the Army and Congress for approval. Clark Pinnacle is a joint venture between Maryland-based Clark Realty Capital and Seattle-based Pinnacle Realty Management Co.

Patrick Kelly, director of the Presidio and Naval Postgraduate School's residential development program, said the housing development will be worth some \$5.5 billion over the next 50 years, based on revenue from military housing allotments paid as rent. Fifty years is the length of the Army/Navy/Clark Pinnacle partnership, which includes provisions for continued upkeep and maintenance of the housing.

The development would be conducted in phases over the next seven years, as abandoned housing is torn down to make way for new homes, and groups of families are relocated from their old homes, which would then be torn down. Kelly said 1,588 existing units at Fort Ord, 589 units at La Mesa and 50 apartments at the Presidio would be demolished. La Mesa is a military housing complex near Highway 1 and Aguajito Road. In addition, 37 historic units at the Presidio and four at the

Navy school would be renovated.

The new homes won't be your typical "cookie-cutter" subdivisions, said Kelly. Instead, different styles of homes are planned. Military families and the community at large would have access to such new amenities as recreation centers, tot-lots and ball fields. Landscaping, pedestrian walkways and improved street connections are also part of the project plan.

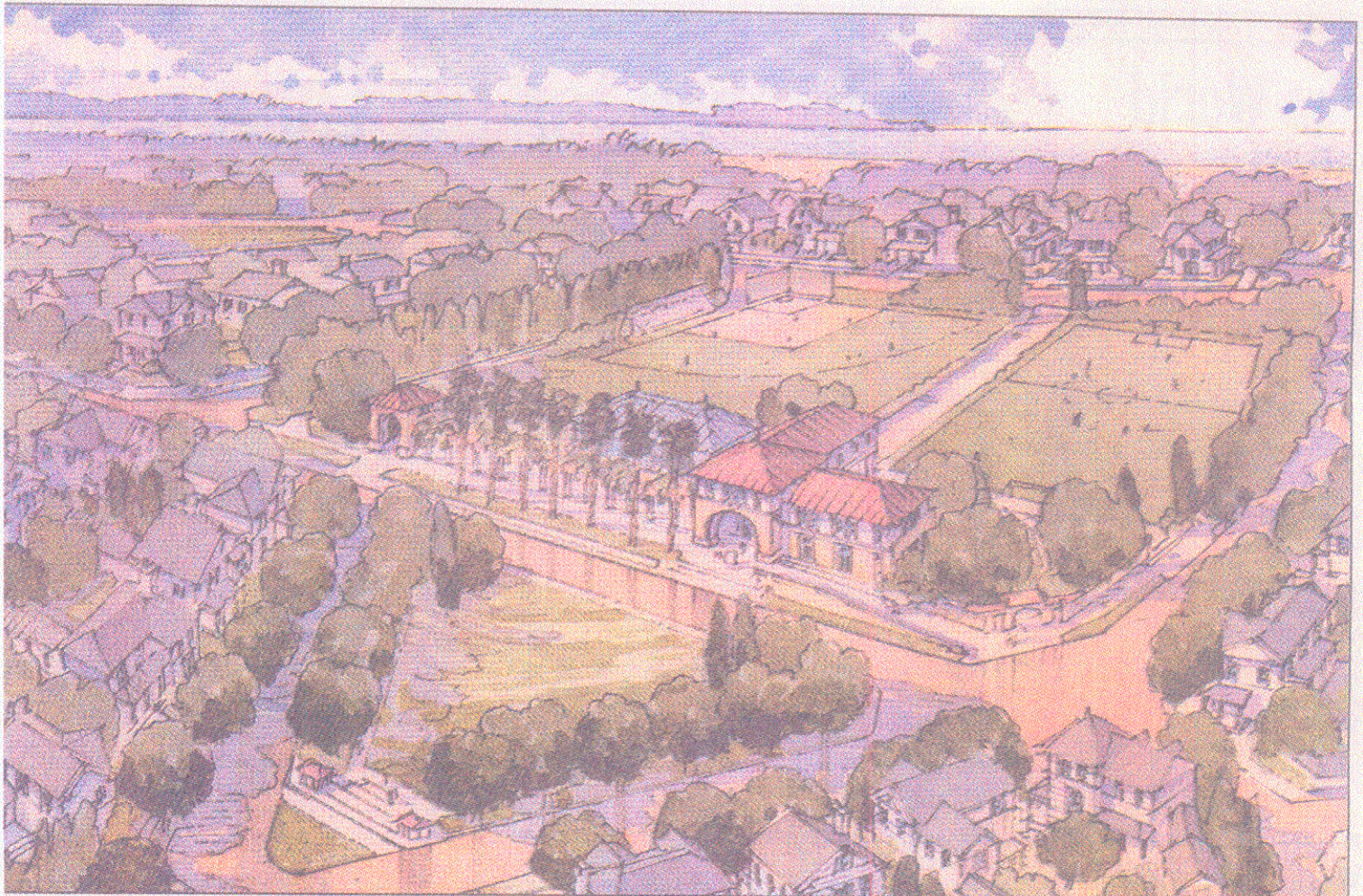
"This is a project that will be creating a community," said Kelly. "It's more than building houses. We're talking about ball parks, community centers, bike trails and walking trails."

Pete Dausen, executive director for facilities and support services at the Navy school, said the school's student population is expected to increase by about a third within the next five years. The new housing project would help ease demand, he said.

Dausen said the Navy school would also be able to concentrate all of its academic services on the main campus, while relocating support services, such as athletics and chapel activities, to La Mesa.

"We are absolutely delighted," said Dausen, who retired last year as the Presidio's garrison commander. "This is actually a project that is near and dear to my heart. ... It's a great joy to be involved in this."

Francis Coen, project director for Clark Pinnacle, said the developers were thrilled to be chosen over 19 other competitors to do the project. He said the developers' goal is to have 65 percent of their subcontractors be local small businesses.



COURTESY OF CLARK PINNACLE FAMILY COMMUNITIES

Above, an aerial view of the Stilwell Park Neighborhood Center shows parks and ball fields. Below right is a High Mission design for new housing.

He added that workers would also be paid prevailing wages.

"It's a significant project for Clark Pinnacle, and we also recognize it's a significant project for the military families," said Coen. "We think the project will contribute a lot to the Monterey Peninsula economy."

Sylvia Moore can be reached at 646-4459.



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